

Chapter 3

CONSISTENCY OF AMENDMENT APPLICATIONS WITH ADOPTED CDMP POLICIES

All CDMP amendment applications are evaluated for consistency with the Adopted Components of the CDMP. The 500-plus goals, objectives, policies, maps and concepts were reviewed by the Department of Planning and Zoning to determine which ones materially applied to the requested amendments.

Each application proposing to amend the CDMP was evaluated for consistency with selected objectives and policies of the plan. As the potential effect of each application has been fully discussed in the Study Area reports and in the recommendations, only the most significant supporting or impeding CDMP objectives and policies related to each application are presented herein. The applicable objectives and policies are listed in abbreviated form following each application. The full texts of these objectives and policies are presented in Appendix A under the heading “Text of CDMP Objectives and Policies Cited in the Consistency Review”.

In reviewing the Plan amendments, staff noted whether adoption of the requested amendments would further, or would impede, the accomplishment of objectives, policies, land use plan concepts or other Plan provisions relating to the subject. In some cases, a requested amendment may be consistent with one part of a policy while being inconsistent with another part. For example in the case of the multifaceted Land Use Policy 8F, it is possible for a requested CDMP amendment to be consistent with the requirement for the provision of services at the adopted level-of-service (LOS) standards, but to be incompatible with surrounding land use.

The need for balancing and weighting of objectives and policies is inherent in this process. This is recognized in the CDMP Statement of Legislative Intent, which provides the following:

“...Recognizing that County Boards and agencies will be required to balance competing policies and objectives of the CDMP, it is the intention of the County Commission that such boards and agencies consider the overall intention of the CDMP as well as portions particularly applicable to a matter under consideration in order to ensure that the CDMP, as applied, will protect the public health, safety and welfare...”

Following is the evaluation of the requested Land Use Plan map applications grouped by Study Areas A through E, containing the applications to amend the CDMP text or policies. Where approval of the amendment would have a marginal or indirect effect or would be neutral with regard to individual CDMP components, those Objectives, Policies, and Concepts are not specifically noted.

These evaluations apply to the amendment applications as requested and not to any modifications or changes that may be recommended by the Department of Planning and Zoning, the Community Council, or the Planning Advisory Board acting as the Local Planning Agency, or to any changes or conditions that may be proffered by the applicant, after this date of printing.

CDMP Consistency Evaluation: Study Area A

Application No 1

Change: From: Industrial and Office
 To: Low-Medium Density Residential (5 to 13 DU/Ac.)

Approval of Application No. 1 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1C

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 1E

The County shall seek to facilitate the planning of residential areas as neighborhoods.

LAND USE ELEMENT OBJECTIVE 2

Decisions regarding the location of future land use in the County are based upon the feasibility of providing, by the year 2005, all urbanized areas with services at LOS, which meets or exceed the minimum standards.

LAND USE ELEMENT POLICY 8A

Accommodate residential development in suitable locations. Density pattern should reflect the Guidelines for Urban Form.

Approval of Application No. 1 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2A – Traffic –

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

LAND USE ELEMENT POLICY 4A

Compatibility among proximate land uses.

LAND USE ELEMENT POLICY 8F ii, iii

Evaluate the consistency, and to what extent the proposal would:

Ii: enhance or impede provisions of LOS

Iii: be compatible with surrounded neighborhood

Application No 2

Change: From: Low Density Residential
To: Low-Medium Density residential

Approval of Application No. 2 would further implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 1C**

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 5C

Planning activities shall be consistent with the "Population Estimates and Projections"

Approval of Application No. 2 would impede implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 8A**

Accommodate residential development in suitable locations. Density pattern should reflect the Guidelines for Urban Form.

EDUCATIONAL ELEMENT POLICY 1.4

Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities. Develop operational alternatives to mitigate the impacts of overcrowding.

Application No 3

Change: From: Low & Low-Medium Density Residential and Business & Office
To: Medium Density residential and Business and Office

Approval of Application No. 3 would further implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 1C**

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 1E

Planning residential areas as neighborhoods which include recreational, educational and other public facilities

LAND USE ELEMENT POLICY 1H

Business development shall be design to relate to adjacent development and serve as anchor to adjoining businesses.

Approval of Application No.3 would impede implementation of the following CDMP Objectives and Policies:

HOUSING ELEMENT OBJECTIVE 3

Assist the private sector in providing affordable housing... throughout the County by 2015.

LAND USE ELEMENT POLICY 3A

County shall be consistent with goals, objectives and policies contained in the conservation of coastal management element.

LAND USE ELEMENT POLICY 6A

County shall continue to identify ... and protect properties of historic, architectural and archeological significance.

LAND USE ELEMENT POLICY 9B vi

County shall maintain regulations consistent with CDMP's protection of environmental sensitive land.

Application No 4

Change: From: Low-Medium density residential
 To: Medium density residential & Medium-High Density Residential

Approval of Application No. 4 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1C

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 8F (i)

Application Amendment to the CDMP shall accommodate projected population or economic growth of the county

Approval of Application No.4 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

CDMP Consistency Evaluation: Study Area B

Application No 5

Change: From: Open Land
 To: Industrial and Office

Approval of Application No. 5 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1P

County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas.

LAND USE ELEMENT POLICY 8H iii

In considering expansion of the UDB land shall be subject to conformance with policy 8G and contiguous to UDB.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT OBJECTIVE 2

Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted areas...

INTERGOVERNMENTAL COORDINATION ELEMENT POLICY 1A

County seeks to consistency between MDC comprehensive Master Plan and the local comprehensive plans of Dade municipalities.

Approval of Application No. 5 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

CDMP Consistency Evaluation: Study Area C

Application No 6

Change: From: Open Land
 To: Restricted Industrial and Office and Include within the Urban
 Development Boundary

Approval of Application No. 6 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8H iii (b)

In considering expansion of the UDB land shall be subject to conformance with policy 8G and contiguous to UDB.

Approval of Application No.6 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

CONSERVATION AQUIFER RECHARGE & DRAINAGE ELEMENT POLICY 7B

Degradation or destruction of wetlands shall be limited to activities that ...4) in areas that have been highly disturbed or degraded ...

Application No 7

Change: From: Open land
 To: Business and Office and include within UDB

Approval of Application No. 7 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1H

Business development shall be designed to relate to adjacent development and serve as anchor to adjoining businesses.

Approval of Application No. 7 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 7A

Degradation or destruction of wetlands shall be limited.

CDMP Consistency Evaluation: Study Area D

Application No 8

Change: From: Low Density Residential
 To: B: Medium Density Residential

Approval of Application No. 8 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1C

Priority shall be given to infill development on vacant sites in currently urbanized areas.

Application No 9

Change: From: Business & Office and Low Density Residential
 To: Business & Office

Approval of Application No. 9 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4D

Supportive but potentially incompatible uses shall be permitted on sites within functional neighborhood.

LAND USE ELEMENT POLICY 8D

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

LAND USE ELEMENT POLICY 1F

County shall promote implementation of “Guideline of Urban Form”.

LAND USE ELEMENT POLICY 1H

Business development shall be design to relate to adjacent development and serve as anchor to adjoining businesses

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

CDMP Consistency Evaluation: Study Area E

Application No 10

Change: From: Agriculture
To: Low Density Residential and include within the Urban Development Boundary

Approval of Application No. 10 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 5C

Planning activities shall be consistent with the “Population Estimates and Projections”

Approval of Application No. 10 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 2A – Traffic

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

Application No 11

Change: From: Agriculture
To: A: Business and Office
B: Office/ residential and include within the UDB

Approval of Application No. 11 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1H

Business development shall be design to relate to adjacent development and serve as anchor to adjoining businesses.

LAND USE ELEMENT OBJECTIVE 8

Maintain a process of periodic amendments to LUP map to accommodate projected countywide growth.

LAND USE ELEMENT POLICY 8B

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No. 11 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

LAND USE ELEMENT POLICY 1F

County shall promote implementation of “Guidelines for Urban Form”.

LAND USE ELEMENT POLICY 2A – Traffic

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

Application No 12

Change: From: Estate density residential
 To: Office/ Residential

Approval of Application No. 12 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8B

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No. 12 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

LAND USE ELEMENT POLICY 4A

Compatibility among proximate land uses

Application No 13

Change: From: Agriculture
 To: Low Density Residential and Include within the UDB

Approval of Application No. 13 would further implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 8F(i)**

Application Amendment to the CDMP shall accommodate projected population or economic growth of the county

LAND USE ELEMENT POLICY 8A

Accommodate residential development in suitable locations. Density pattern should reflect the Guidelines for Urban Form.

La LAND USE ELEMENT POLICY 8F(i)

Application Amendment to the CDMP shall accommodate projected population or economic growth of the county

Approval of Application No. 13 would impede implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 2A – Traffic**

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

Application No 14

Change: From: Industrial and Office
 To: Business and Office

Approval of Application No. 14 would further implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT POLICY 8B**

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No. 14 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4E

Land Use compatibility – Impact on airport zoning

TRANSPORTATION POLICY – AVIATION SUBELEMENT POLICY 7E

CDMP LU Element shall maximize compatibility of LU around airport

LAND USE ELEMENT POLICY 1F

County shall promote implementation of “Guideline of Urban Form”.

Application No 15

Change: From: Low density residential
 To: Business and office

Approval of Application No. 15 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1F

County shall promote implementation of “Guideline of Urban Form”.

LAND USE ELEMENT POLICY 2A – Traffic

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

Approval of Application No. 15 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1P

County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas.

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

LAND USE ELEMENT POLICY 9G

County shall review and revise its development regulations to promote design which are more compatible with surrounding neighborhoods.

Application No 16

Change: From: Industrial and Office
 To: A: Business and Office
 B: Medium density residential with DI-1 (Density Increase 1) category

Approval of Application No. 16 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1E

The County shall seek to facilitate the planning of residential areas.

LAND USE ELEMENT POLICY 4D

Redevelopment around transit and bus routes should be planned to reduce walking.

TRANSPORTATION ELEMENT – MASS TRANSIT SUBELEMENT POLICY 1A

Sets minimum peak hour mass transit level of service standards within the UDB.

Approval of Application No. 16 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4A

Compatibility among proximate land uses

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

Application No 17

Change: From: Agriculture
 To: A: Estate Density Residential
 B: Business and Office

Approval of Application No. 17 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8F(i)

Application Amendment to the CDMP shall accommodate projected population or economic growth of the county

Approval of Application No. 17 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

CDMP Consistency Evaluation: Study Area F

Application No 18

Change: From: Low Density Residential
 To: Business and Office

Approval of Application No. 18 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1C

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 1H

Business development shall be design to relate to adjacent development and serve as anchor to adjoining businesses.

LAND USE ELEMENT POLICY 9D

County shall facilitate sound compatible mixing of uses in projects and communities.

Approval of Application No.18 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4A

Compatibility among proximate land uses

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic.

Application No 19

Change: From: Low density residential
 To: Business and Office

Approval of Application No. 19 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8B

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No.19 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 4C

Residential neighborhood shall be protected from intrusion by uses that would disrupt [...] the neighborhood by creating such impacts as excessive density ... dust or traffic

Application No 20

Change: From: Medium Density residential
 To: Business and Office

Approval of Application No. 20 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8B

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No. 20 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 6A.

Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural and archaeological significance.

Application No 21

Change: From: Low Density residential
 To: Business and Office

Approval of Application No. 21 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1C

Priority shall be given to infill development on vacant sites in currently urbanized areas.

LAND USE ELEMENT POLICY 8B

Distribution of neighborhood or commercial-servicing retail sales uses and personal and professional offices shall reflect the spatial distribution of the residential population.

Approval of Application No.21 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1H.

Business developments locations and designs with regard to roadways and intersections.

Application No 22

Change: From: Low density residential
 To: A: Low-Medium density residential
 B: Medium density residential

Approval of Application No. 22 would further implementation of the following CDMP Objectives and Policies:**HOUSING ELEMENT OBJECTIVE 3**

Assist the private sector in providing affordable housing... throughout the County by 2015.

LAND USE ELEMENT POLICY 8G

UDB shall contain developable land having to sustain projected countywide resident demand for 10 years. Capacity to develop and redevelop around transit stations at the densities recommended in Policy 7F

Approval of Application No.22 would impede implementation of the following CDMP Objectives and Policies:**LAND USE ELEMENT OBJECTIVE 2**

Decisions regarding the location of future land use in the County are based upon the feasibility of providing, by the year 2005, all urbanized areas with services at LOS, which meets or exceed the minimum standards.

LAND USE ELEMENT POLICY 8A

Accommodate residential development in suitable locations. Density pattern should reflect the Guidelines for Urban Form.

CDMP Consistency Evaluation: Study Area G

Application No 23

Change: From: Agriculture
 To: Business and Office and Include within Urban Development
 Boundary

Approval of Application No. 23 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 8H iii (b)

In considering expansion of the UDB land shall be subject to conformance with policy 8G and contiguous to UDB.

Approval of Application No.23 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2A – Traffic

Development of urban land should be contingent upon provision of LOS at or above standards specified in the CIE.

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

Application No 24

Change: From: Agriculture
 To: Business and Office and include within the Urban
 Development Boundary

Approval of Application No. 24 would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1P

County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas.

LAND USE ELEMENT POLICY 4A

Compatibility among proximate land uses

Approval of Application No.24 would impede implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 2B

Urban Services and facilities, which support or encourage urban development in Agriculture and Open Land areas, shall be avoided.

LAND USE ELEMENT POLICY 8H ii (b)

Avoid development of land designated as agricultural on the Land Use Plan Map.

Text and Policy Applications

Application No 25

Change: Amendment of Policy 8G of the Comprehensive Development Master Plan Land Use Element Text.

Approval of Application No. 25 would impede implementation of the following CDMP Objectives and Policies:

LAND USE OBJECTIVE 1

Urban growth should emphasize intensification around centers of activity.

LAND USE POLICY 1A:

High intensity, well designed urban centers shall be facilitated at locations having high multimodal accessibility.

LAND USE POLICY 1C:

Priority shall be given to infill development and redevelopment of suitable urban areas contiguous to existing urban development.

LAND USE POLICY 1P:

The County shall seek to prevent discontinuous, scattered development at the urban fringe.

LAND USE POLICY 7A:

The County shall encourage development of a wide variety of residential and non-residential land uses in nodes around rapid transit stations.

LAND USE POLICY 8A:

Accommodate residential development in suitable locations and densities with proximity and accessibility to employment, commercial and cultural centers, consistent with the “Guidelines for Urban Form” of the Land Use Element.

LAND USE POLICY 8F:

Applications to amend CDMP Land Use Plan to be evaluated for consistency to determine if they would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population growth;
- ii) Enhance or impede provision of services at or above LOS standards;
- iii) Be compatible with abutting and nearby land uses;

LAND USE POLICY 8G:

Application No. 25 seeks to amend this policy in a manner that would impede its implementation as currently written.

LAND USE POLICY 10A:

Facilitate contiguous urban development, infill, and redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

Application No.26

Add a note for urban center symbol with diagonal lines to the legend of the Land Use Plan Map. The note states the following:

This symbol denotes an urban center where an area plan report has been accepted by the Board of County Commissioners and codified in a zoning overlay district that shows the defined boundaries of the urban center.

Approval of Application No. 26 would further implementation of the following CDMO Objectives and Policies:

LAND USE ELEMENT POLICY 7A

Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

LAND USE ELEMENT INTERPRETATION OF THE LAND USE PLAN MAP: POLICY OF THE LAND USE ELEMENT – URBAN CENTERS

Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan

Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.

Application No.27

The following changes are requested to the Capital Improvement Element (CIE):

- A. In the CIE Schedules of Improvements, Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.

Proposed additions are listed under the heading “Proposed Additions, April 2005 CDMP Amendment Cycle”. Proposed deletions are indicated by dash lines and footnoted accordingly. All other Proposed Projects already exists in the CIE and remain essentially unchanged.

- B. Revised any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.

Approval of Application No. 27, Table 2 (Aviation) would further implementation of the following CDMP Objectives and Policies:

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 4A.

Make aviation capacity improvements at existing airports so long as they are cost effective and consistent with other CDMP objectives and policies.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 5A.

Give priority consideration to on-site and off-site roadway capacity enhancements that provide, or will improve, airport access.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 5B.

Dade County shall utilize the Dade County Metropolitan Planning Organization's transportation planning and project review processes to coordinate, evaluate and implement transit linkages between Miami International Airport, Metrorail, commuter rail, future high speed rail systems, and the Seaport.

Approval of Application No. 27, Table 3 (Coastal Management), Table 4 (Conservation) and Table 5 (Drainage) would further implementation of the following CDMP Objectives and Policies:

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 2A

The basin stormwater master plans produced by Dade County pursuant to Objective 5 will establish priority listings of stormwater/drainage improvements to correct existing system deficiencies and problems and to provide for future development. At a minimum, these lists shall include:

- Interconnected sanitary/storm sewer systems;
- Drainage/stormwater sewer systems within wellfield protection areas;
- Drainage/stormwater sewer systems in industrial and heavy business areas and areas with large concentrations of small hazardous waste generators;
- Basins and sub-basins that fail to meet the target criteria for the twelve NPDES priority pollutants listed in Policy 5A.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 5E

Dade County shall establish a priority listing of stormwater drainage and aquifer recharge improvements needed to correct existing system deficiencies and problems, and to provide for future drinking water needs. This shall include:

- Drainage/stormwater sewer system improvements in developed urban areas with persistent drainage problems;
- Canal and/or stormwater drainage improvements in developed urban areas that have less than one in ten year storm protection and where no roadway drainage improvements are planned or proposed, which would remedy the problems;

- Hydrologic modifications that are needed to deliver water to public waterwells or to protect those waterwells from prospective contamination.

PORT OF MIAMI RIVER SUBELEMENT OBJECTIVE 2

Actions shall be taken to promote marine activity on the Miami River, and to improve linkages between the shipping terminals on the Miami River west of NW 27 Avenue and surface transportation routes and modes.¹

PORT OF MIAMI RIVER SUBELEMENT POLICY 3A

Dade County shall continue to place high priority on having the polluted sediments removed from the Miami River.

Approval of Application No. 27, Table 6 (Park and Recreation) would further implementation of the following CDMP Objectives and Policies:

RECREATION AND OPEN SPACE ELEMENT GOAL

Develop, program, and maintain a comprehensive system of parks and recreational open spaces offering quality and diversity in recreational experiences while preserving and protecting valuable natural, historical and cultural resources, unimpaired, for present and future generations.

RECREATION AND OPEN SPACE ELEMENT POLICY 5C

The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA, and; 5) energy efficiency improvements. The County shall implement projects and activities including but not limited to the following in order to address these priorities.

CAPITAL IMPROVEMENTS ELEMENT OBJECTIVE 1

Upon adoption of this Plan the CIE shall provide for necessary replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments which are needed and affordable.

Approval of Application No. 27, Table 7 (Seaport) would further implementation of the following CDMP Objectives and Policies:

PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1A

The port shall construct new berths and terminals on-island and off-island to the extent possible to accommodate the projected volumes of passengers and ships.

¹ Consistent with Initial Recommendations – April 2004 Applications to Amend the Comprehensive Master Plan

PORT OF MIAMI MASTER PLAN SUBELEMENT OBJECTIVE 4

The port shall promote sound environmental practices in its day-to-day operations and long-term maintenance and expansion plans, consistent with the unique role and responsibilities of deep-water port facilities.

PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1B

The port shall construct the parking, roads and other ancillary facilities required to service the new terminals.²

PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1C

The port shall rehabilitate existing terminal facilities wherever required and possible

Approval of Application No. 27, Table 8 (Sewer Facilities) would further implementation of the following CDMP Objectives and Policies:

WATER, SEWER, AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT OBJECTIVE 3

The County will provide an adequate level of service for public facilities to meet both existing and projected needs as identified in this plan through implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

WATER, SEWER, AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT POLICY 3B

Potable water supply, and sanitary sewage facility improvements will be undertaken in conformity with the schedule included in the Capital Improvements Element.

Approval of Application No. 27, Table 9 (Solid Waste Management) would further implementation of the following CDMP Objectives and Policies:

WATER, SEWER, AND SOLID WASTE ELEMENT – SOLID WASTE SUBELEMENT POLICY 5A

Dade County shall seek to achieve a balanced program of solid waste disposal which will include recycling, resources recovery, and landfilling.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT OBJECTIVE 2

Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted areas to meet all applicable federal, State and County ground and surface water quality standards.

Approval of Application No. 27, Table 10 (Traffic Circulation) would further implementation of the following CDMP Objectives and Policies:

² Consistent with Initial Recommendations – April 2004 Applications to Amend the Comprehensive Master Plan

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT
OBJECTIVE 1

It is desirable that all roadways in Dade County operate at level of service (LOS) C or better. By the year 2005 no roadways in Dade County should operate at a level of service lower than the base level of service standard contained herein.

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT
POLICY 1A: Dade County will continue to update and readopt a Long Range Transportation Plan, as periodically required, that will achieve Traffic Circulation Objective 1 above, in a manner consistent with the other objectives of the Comprehensive Development Master Plan (CDMP). Upon completion of each update of the Long Range Transportation Plan Dade County shall prepare for submittal, pursuant to Chapter 163, Part II, F.S., proposals to enhance and revise the Traffic Circulation and Mass Transit Subelements of the Transportation Element as warranted by said technical findings and policy proposals, consistent with the goals, objectives and policies of the CDMP.

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT
POLICY 1K: The County shall utilize the Dade County MPO transportation planning and project review processes to evaluate and implement roadway and transit improvements that will improve access to, and connections between, the County's major aviation, rail and port facilities.

Approval of Application No. 27, Table 11 (Mass Transit) would further implementation of the following CDMP Objectives and Policies:

LAND USE ELEMENT POLICY 1B

Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility

LAND USE ELEMENT OBJECTIVE 10

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

LAND USE ELEMENT CONCEPT 6

Shape the pattern of urban development to maximize the efficiency of existing public facilities and support the introduction of new public facilities or services such as improved mass transit systems.

TRANSPORTATION ELEMENT - MASS TRANSIT SUBELEMENT OBJECTIVE 8

Encourage ease of transfer between mass transit and all other modes, where it improves the functioning of the transportation network.

Approval of Application No. 27, Table 12 (Water Facilities) would further implementation of the following CDMP Objectives and Policies:

WATER, SEWER AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT OBJECTIVE 3

The County will provide an adequate level of service for public facilities to meet both existing and projected needs as identified in this plan through implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

WATER, SEWER AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT POLICY 3B

Potable water supply, and sanitary sewage facility improvements will be undertaken in conformity with the schedule included in the Capital Improvements Element.

APPENDIX A

TEXT OF CDMP OBJECTIVES AND POLICIES CITED IN THE CONSISTENCY REVIEW

LAND USE ELEMENT OBJECTIVE 1. The location and configuration of Miami-Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE ELEMENT POLICY 1A. High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LAND USE ELEMENT POLICY 1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility

LAND USE ELEMENT POLICY 1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE ELEMENT POLICY 1E. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE ELEMENT POLICY 1F. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE ELEMENT POLICY 1G. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE ELEMENT POLICY 1H. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as

isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE ELEMENT POLICY 1N. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

LAND USE ELEMENT POLICY 1P. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE ELEMENT OBJECTIVE 2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2005, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE ELEMENT POLICY 2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

LAND USE ELEMENT POLICY 2B. Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities, which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

LAND USE ELEMENT POLICY 3A. Development orders in Miami-Dade County shall be consistent with the goals, objectives and policies contained in the Conservation and Coastal Management Elements of this Plan, and with all applicable environmental regulations, as well as all other elements of the CDMP.

LAND USE ELEMENT POLICY 4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor,

runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

LAND USE ELEMENT POLICY 4C. Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE ELEMENT POLICY 4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

LAND USE ELEMENT POLICY 4E. Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area planning activity, or through a study of related issues.

LAND USE ELEMENT OBJECTIVE 5. Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

LAND USE ELEMENT POLICY 5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning, Development and Regulation shall be the principal administrative interpreter of the CDMP.

LAND USE ELEMENT POLICY 5C. All planning activities pertaining to development and redevelopment and the provision of public services and facilities in Dade County shall be consistent with the "Population Estimates and Projections" contained in this Element, and with the locations and extent of future land uses as identified by the LUP map and its interpretive text. Plans for providing public facilities and services in Dade County shall be updated by the responsible service providers as soon as possible after the filing of applications to amend the CDMP population projections, and the corresponding elements of the CDMP shall be updated in association with the updating of the facility/service plans.

LAND USE ELEMENT CONCEPT 6. Shape the pattern of urban development to maximize the efficiency of existing public facilities and support the introduction of new public facilities or services such as improved mass transit systems.

LAND USE ELEMENT POLICY 6A. Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural and archaeological significance.

LAND USE ELEMENT POLICY 7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

LAND USE ELEMENT POLICY 7B. It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.

LAND USE ELEMENT OBJECTIVE 8. Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE ELEMENT POLICY 8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE ELEMENT POLICY 8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE ELEMENT POLICY 8D. Encourage local, regional, State and federal agencies and organizations to work together in evaluating the existing criteria for designating places for shelter and reaching consensus. Such criteria should include but not be limited to: locations of shelter; structural integrity of shelter; space provided per person; and availability of essential provisions.

LAND USE ELEMENT POLICY 8E. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.

LAND USE ELEMENT POLICY 8F. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective 7, herein.

LAND USE ELEMENT POLICY 8G. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy 7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE ELEMENT POLICY 8H. When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with foregoing Policy 8G:

- i) The following areas shall not be considered:
 - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street, and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - c) The Redland area south of Eureka Drive; and
- ii) The following areas shall be avoided:
 - a) Future Wetlands delineated in the Conservation and Land Use Element;
 - b) Land designated Agriculture on the Land Use Plan map;
 - c) Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge; and
- iii) The following areas shall be given priority for inclusion, subject to conformance with Policy 8G and the foregoing provision of this policy:
 - a) Land within Planning Analysis Tiers having the earliest projected supply depletion year;
 - b) Land contiguous to the UDB;
 - c) Locations within one mile of a planned urban center or extraordinary transit service; and
 - d) Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

LAND USE ELEMENT POLICY 9B. Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:

- i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;
- ii) Subdivision of land;
- iii) Protection of potable water wellfields;
- iv) Areas subject to seasonal or periodic flooding;
- v) Stormwater management;
- vi) Protection of environmentally sensitive lands;
- vii) Signage; and
- viii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development.

LAND USE ELEMENT POLICY 9D. Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LAND USE ELEMENT POLICY 9E. Miami-Dade County shall enhance and formalize its standards for defining and ensuring compatibility among proximate uses, and requirements for buffering.

LAND USE ELEMENT POLICY 9G. Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.

LAND USE ELEMENT OBJECTIVE 10. Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

LAND USE ELEMENT POLICY 10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to promote energy conservation.

LAND USE ELEMENT INTERPRETATION OF THE LAND USE PLAN MAP: POLICY OF THE LAND USE ELEMENT – URBAN CENTERS. Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several

ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

CAPITAL IMPROVEMENTS ELEMENT OBJECTIVE 1. Upon adoption of this Plan the CIE shall provide for necessary replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments which are needed and affordable.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT OBJECTIVE 2: Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted areas to meet all applicable federal, State and County ground and surface water quality standards.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 2A: The basin stormwater master plans produced by Dade County pursuant to Objective 5 will establish priority listings of stormwater/drainage improvements to correct existing system deficiencies and problems and to provide for future development. At a minimum, these lists shall include:

- Interconnected sanitary/storm sewer systems;
- Drainage/stormwater sewer systems within wellfield protection areas;
- Drainage/stormwater sewer systems in industrial and heavy business areas and areas with large concentrations of small hazardous waste generators;
- Basins and sub-basins that fail to meet the target criteria for the twelve NPDES priority pollutants listed in Policy 5A.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 5E. Dade County shall establish a priority listing of stormwater drainage and aquifer recharge improvements needed to correct existing system deficiencies and problems, and to provide for future drinking water needs. This shall include:

- Drainage/stormwater sewer system improvements in developed urban areas with persistent drainage problems;
- Canal and/or stormwater drainage improvements in developed urban areas that have less than one in ten year storm protection and where no roadway drainage improvements are planned or proposed, which would remedy the problems;
- Hydrologic modifications that are needed to deliver water to public waterwells or to protect those waterwells from prospective contamination.

This shall be based on such factors as:

- Miles of canals with out-of-bank flow;
- Miles of collector and local streets impassable during a 5 year storm;
- Miles of minor arterial streets impassable during a 10 year storm;
- Miles of principal arterials, including major evacuation routes, that are impassable during a 100 year storm; and
- Number of structures flooded by a 100 year storm.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT POLICY 7A: The degradation or destruction of wetlands shall be limited to activities that 1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or 2) are water dependent, clearly in the public interest and no other reasonable alternative exists or; 3) are carried out in accordance with an approved basin management plan or; 4) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be destroyed.

HOUSING ELEMENT GOAL 2. Identify and provide more affordable housing opportunities from within the existing housing stock and ensure its efficient use through rehabilitation, infill development, and adaptive conversion of non-residential structures to housing use throughout Dade County.

HOUSING ELEMENT OBJECTIVE 3. Assist the private sector in providing affordable housing products in sufficient numbers throughout the County by the year 2015, (approximately 272,000 units), keeping in mind the housing needs of existing and future residents as well as making an appropriate percentage (about 49 percent) of new affordable housing available to very low, low and moderate income residents.

HOUSING ELEMENT POLICY 3B. Continue to investigate methods for providing low-cost residential dwelling units and to review, evaluate and streamline those aspects of planning, taxing, zoning, permitting and building codes that may unduly restrict or increase the cost of housing.

INTERGOVERNMENTAL COORDINATION ELEMENT POLICY 1A. Make full use of the coordination mechanisms built into the intergovernmental review and comment provisions of the Local Government Comprehensive Planning and Land Development Regulation Act to seek

consistency between the Miami-Dade County Comprehensive Development Master Plan (CDMP) and the local comprehensive plans of Miami-Dade municipalities; Broward, Collier and Monroe Counties; and the adjacent municipalities of Hallandale, Pembroke Park and Miramar within Broward County.

RECREATION AND OPEN SPACE ELEMENT GOAL. Develop, program, and maintain a comprehensive system of parks and recreational open spaces offering quality and diversity in recreational experiences while preserving and protecting valuable natural, historical and cultural resources, unimpaired, for present and future generations.

RECREATION AND OPEN SPACE ELEMENT POLICY 5C. The Park and Recreation Department shall, as funds are available, renovate, restore, and upgrade County facilities to ensure that the public can safely and securely enjoy recreational opportunities, and that the County can cost-effectively extend the useful life of existing facilities. Expenditures for the renovation, restoration and upgrade of existing parks and recreation facilities are prioritized as follows: 1) repairs and projects increasing visitor safety; 2) hazard reduction; 3) facility upgrade and resource management; 4) accessibility improvements in compliance with ADA, and; 5) energy efficiency improvements. The County shall implement projects and activities including but not limited to the following in order to address these priorities.

- i) The Park and Recreation Department will repair facilities, equipment, and grounds that have the potential to be unsafe for public use, and install adequate security measures to protect visitors and facilities.
- ii) The Park and Recreation Department will remove known hazards existing within its facilities. Provisions will be made to remove or abate asbestos within buildings, remove or mitigate materials containing lead, and provide storm protection to walls, windows and doors.
- iii) The Park and Recreation Department will redevelop facilities that are no longer functional, whose use has changed, or that require building code upgrades. Park sites containing important natural, historic, or archaeological resources will be developed and managed for the long-term sustainability and integrity of the resource.
- iv) The Metro-Dade County Park and Recreation Department shall continue to provide improved access for persons with disabilities by removing architectural, communication and program barriers to participation in compliance with ADA.
- v) The Park and Recreation Department will install energy efficient equipment within its facilities that measurably: 1) decreases water consumption and treatment within restrooms and irrigation systems; 2) increases the use of more energy efficient cooling, refrigeration, and lighting equipment, including solar powered lighting; 3) increases the use of fuel-efficient park maintenance vehicles, and; 4) increases the use of automated equipment to filter and monitor swimming pools.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 4A. Make aviation capacity improvements at existing airports so long as they are cost effective and consistent with other CDMP objectives and policies.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 5A. Give priority consideration to on-site and off-site roadway capacity enhancements that provide, or will improve, airport access.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 5B. Dade County shall utilize the Dade County Metropolitan Planning Organization's transportation planning and project review processes to coordinate, evaluate and implement transit linkages between Miami International Airport, Metrorail, commuter rail, future high speed rail systems, and the Seaport.

TRANSPORTATION ELEMENT - AVIATION SUBELEMENT POLICY 7E. To the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of the use around airports, reflecting recommendation in the federal and State guidance documents cited in Aviation Policy 7B.

TRANSPORTATION ELEMENT - MASS TRANSIT SUBELEMENT OBJECTIVE 8
Encourage ease of transfer between mass transit and all other modes, where it improves the functioning of the transportation network.

TRANSPORTATION ELEMENT - PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1A. The port shall construct new berths and terminals on-island and off-island to the extent possible to accommodate the projected volumes of passengers and ships; however, any expansion of port facilities into existing and planned public parkland shall be designed to promote public access to the waterfront and park and recreation opportunities.

TRANSPORTATION ELEMENT - PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1B. The port shall construct the parking, roads and other ancillary improvements required on- and off-island to service existing and new cruise facilities.³

TRANSPORTATION ELEMENT - PORT OF MIAMI MASTER PLAN SUBELEMENT POLICY 1C. The port shall rehabilitate existing terminal facilities wherever required and possible

TRANSPORTATION ELEMENT - PORT OF MIAMI RIVER SUBELEMENT OBJECTIVE 2
Actions shall be taken to improve linkages between the shipping terminals on the Miami River and surface transportation routes and modes.⁴

TRANSPORTATION ELEMENT - PORT OF MIAMI MASTER PLAN SUBELEMENT OBJECTIVE 4. The port shall promote sound environmental practices in its day-to-day operations and long-term maintenance and expansion plans, consistent with the unique role and responsibilities of deep-water port facilities.

³ Consistent with the Comprehensive Development Master Plan – Adopted components

⁴ Consistent with the Comprehensive Development Master Plan – Adopted components

TRANSPORTATION ELEMENT - PORT OF MIAMI RIVER SUBELEMENT POLICY 3A. Dade County shall continue to place high priority on having the polluted sediments removed from the Miami River.

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT OBJECTIVE

1. It is desirable that all roadways in Dade County operate at level of service (LOS) C or better. By the year 2005 no roadways in Dade County should operate at a level of service lower than the base level of service standard contained herein.

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT POLICY 1A:

Dade County will continue to update and readopt a Long Range Transportation Plan, as periodically required, that will achieve Traffic Circulation Objective 1 above, in a manner consistent with the other objectives of the Comprehensive Development Master Plan (CDMP). Upon completion of each update of the Long Range Transportation Plan Dade County shall prepare for submittal, pursuant to Chapter 163, Part II, F.S., proposals to enhance and revise the Traffic Circulation and Mass Transit Subelements of the Transportation Element as warranted by said technical findings and policy proposals, consistent with the goals, objectives and policies of the CDMP.

TRANSPORTATION ELEMENT - TRAFFIC CIRCULATION SUBELEMENT POLICY 1B.

Miami-Dade County shall continue to maintain programs for optimal development and expansion of the Port of Miami and the Miami-Dade County aviation system, and shall continue to support viable operation and enhancement of the Port of Miami River. The County shall also accommodate and facilitate provision of inter-city and inter-state commuter rail and bus, high speed intrastate rail, and freight rail services. These activities will be conducted in accordance with the respective sub-elements of this element and other applicable elements of the CDMP including the Land Use and Capital Improvement Elements.

TRANSPORTATION ELEMENT – TRAFFIC CIRCULATION SUBELEMENT POLICY 1K:

The County shall utilize the Dade County MPO transportation planning and project review processes to evaluate and implement roadway and transit improvements that will improve access to, and connections between, the County's major aviation, rail and port facilities.

WATER, SEWER AND SOLID WASTE ELEMENT – SOLID WASTE SUBELEMENT 1C.

Miami-Dade County shall use all practical means to assure that land in the vicinity of solid waste disposal facilities is developed for a use that is compatible with the operation of said facilities. The County shall discourage changes to the Land Use Plan Map or land development regulations which would permit land uses that are incompatible with the continued operation or planned expansion of these facilities. Residential uses shall be considered incompatible with these public facilities where spillovers particularly noise and odor, can reasonably be expected.

WATER, SEWER, AND SOLID WASTE ELEMENT – SOLID WASTE SUBELEMENT

POLICY 5A. Dade County shall seek to achieve a balanced program of solid waste disposal which will include recycling, resources recovery, and landfilling.

WATER, SEWER AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT OBJECTIVE 3. The County will provide an adequate level of service for public facilities to meet both existing and projected needs as identified in this plan through implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

WATER, SEWER AND SOLID WASTE ELEMENT – WATER AND SEWER SUBELEMENT POLICY 3B. Potable water supply, and sanitary sewage facility improvements will be undertaken in conformity with the schedule included in the Capital Improvements Element.